



ASTONS



Flamstead Heights
Crawley, West Sussex RH11 9JS

Offers In Excess Of £300,000

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Astons are delighted to market this well presented three bedroom house, situated within Broadfield, conveniently located close to local amenities and transport links. Inside this charming home features a light and airy living room, a fitted kitchen, a refitted downstairs cloakroom, a fitted bathroom and three excellent sized bedrooms, to the rear is a private enclosed courtyard garden. Additional benefits of this property include upvc double glazed windows and gas central heating.

Entrance Porch

Front door opening to entrance porch which comprises of tiled floor, access to storage cupboard, door to:

Hallway

Wood effect laminate flooring, stairs to first floor, radiator, doors to:

Downstairs Cloakroom

Refitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, part tiled walls, tiled floor.

Living Room

Light and airy room with dual aspect double glazed windows to front and rear aspect, coving, radiator, wood effect laminate flooring.

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and cooker, integrated fridge-freezer, stainless steel sink with mixer-tap and drainer, part tiled walls, wood effect laminate flooring, with access to larder and breakfast bar, double glazed window to rear aspect, obscure double glazed patio door to rear garden.

Landing

With access to airing cupboard and storage cupboard, obscure double glazed window to front aspect, doors to:

Bathroom

Fitted white suite comprising of w/c, wash hand basin mixer-tap and pedestal,

enclosed bathtub with shower unit, heated towel rail, part tiled walls, tiled floor, obscure double glazed window to front aspect.

Bedroom One

Double glazed windows to rear aspect, radiator, access to in-built wardrobe with sliding mirrored doors.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bedroom Three

Double glazed window to rear aspect, radiator.

To The Rear

Courtyard garden, fence enclosed

To The Front

Patio path leading to front door.

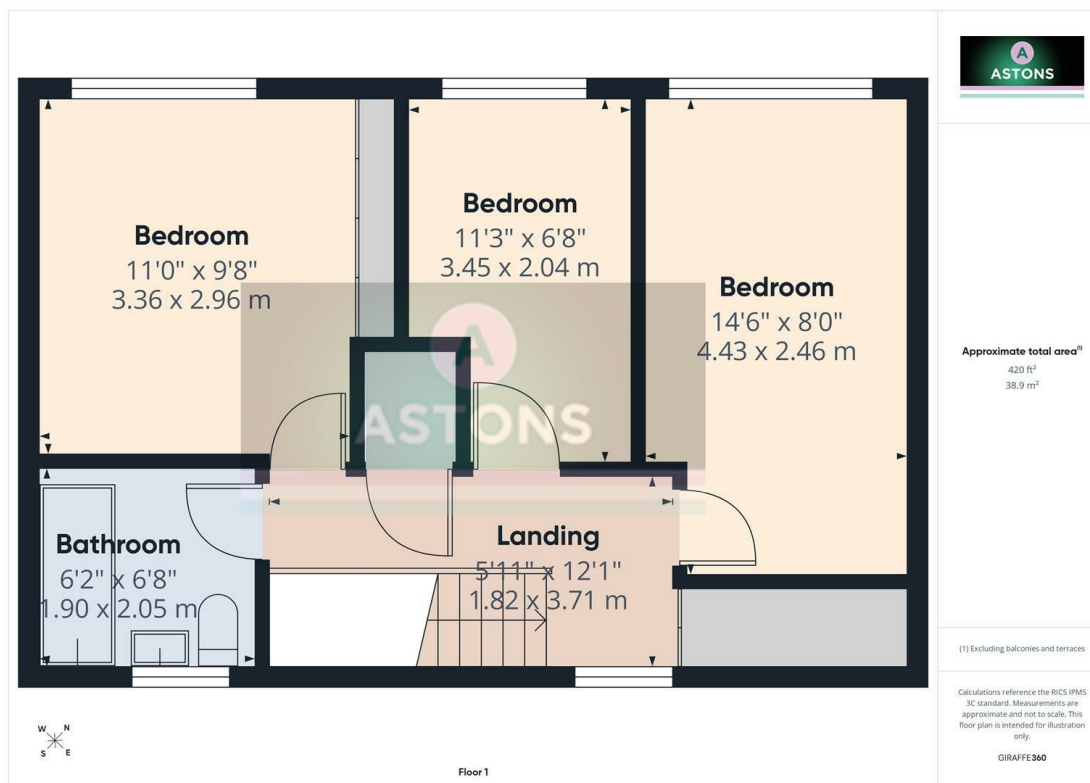
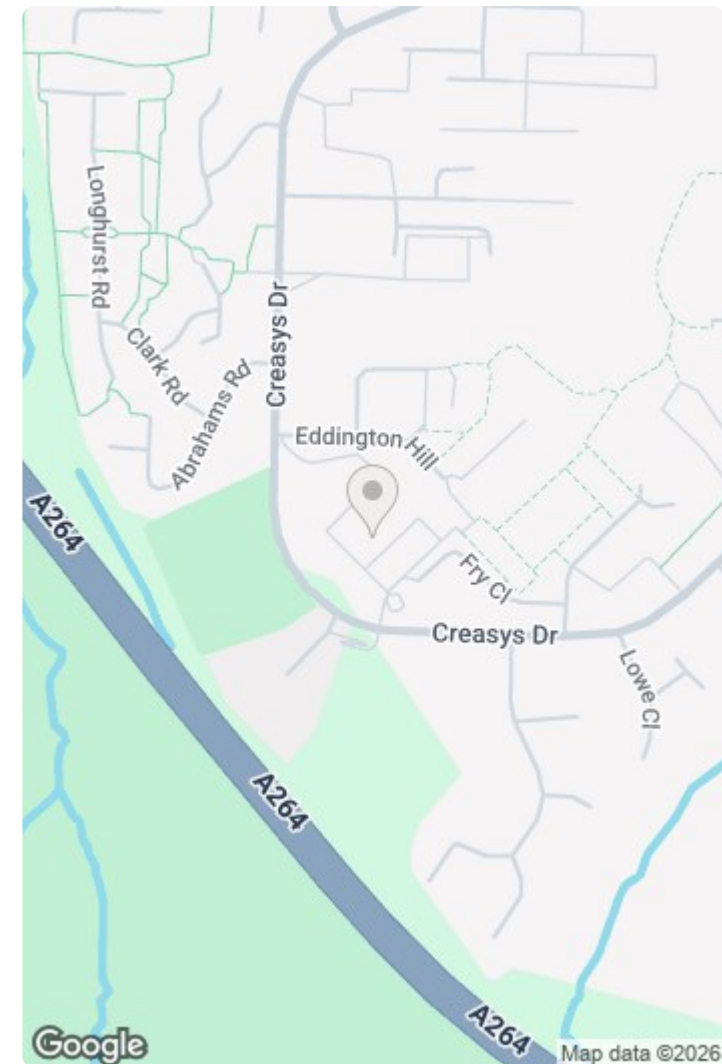
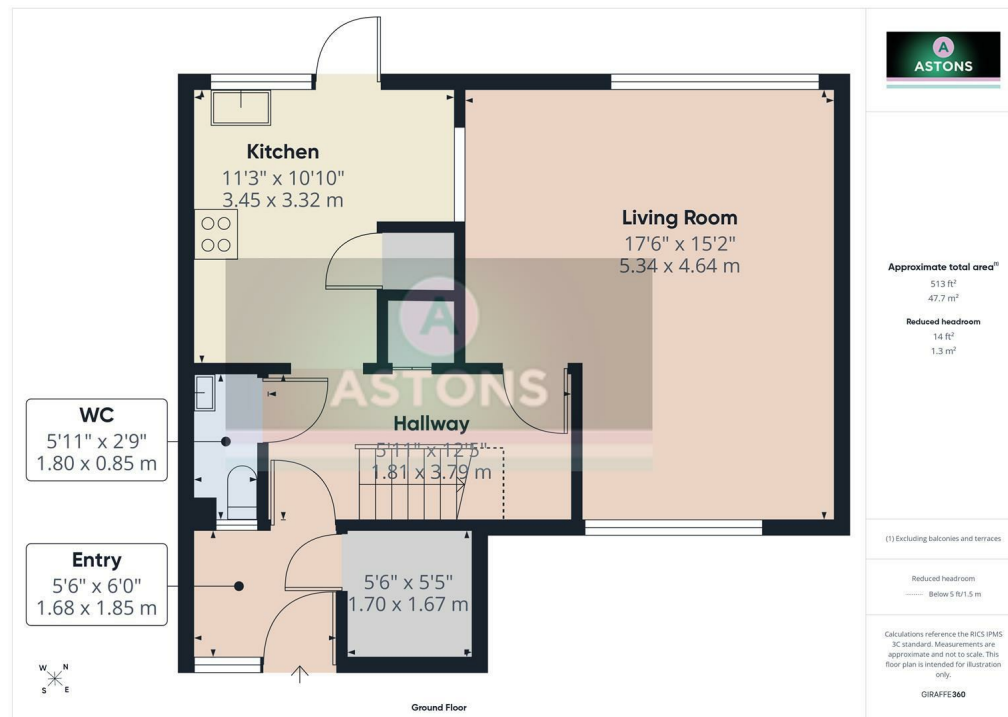
Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
35-48 F		
2-34 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

